

SEC. 10-1.700 MOBILE HOME PARK DISTRICT (MH)

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SEC. 10-1.705 PURPOSE.

The MH District shall be subject to the following specific regulations in addition to the general regulations hereinafter contained in order to promote and encourage a suitable living environment for the occupants of mobile homes. It is a district where mobile home parks are established as a primary use in order to limit the conversion of existing affordable housing to other uses.

The Senior-Only mobile home park regulations in the MH district are intended to preserve a variety and balance of housing types within the City and provide assurance that existing Senior-Only mobile home parks within the MH District will remain exclusively available to seniors, as more specifically set forth below.

SEC. 10-1.710 SENIOR-ONLY MOBILE HOME PARKS.

- a. A Senior-Only mobile home park is a mobile home park in which at least eighty (80%) percent of the spaces are occupied by, or intended for occupancy by, at least one person who is fifty-five (55) years of age or older, or in which one hundred (100%) percent of the spaces are occupied, or intended for occupancy by, persons sixty-two (62) years of age or older. As of the effective date of the ordinance codified in this section, the Senior-Only mobile home parks in the MH Zoning District are: New England Village, Georgian Manor, Hayward Mobile Country Club, Eden Gardens, and Spanish Ranch II.
- b. No Senior-Only mobile home park in existence as of the effective date of the ordinance codified in this section, or established thereafter, shall convert to a non-age restricted mobile home park. For purposes of this section, “convert” means changing from a Senior-Only mobile home park to a park that does not qualify as a Senior-Only park under applicable law.
- c. Spaces and mobile homes in a Senior-Only mobile home park shall be rented only to occupants who meet the age requirement set forth in Sec. 10-1.710a above; provided, however, that if the occupants of a space or mobile home who do not meet this requirement rented the space or mobile home before the effective date of the ordinance codified in this

section, they shall be allowed to remain, and provided further that when such occupants cease to occupy a space or mobile home, the mobile home and space cannot thereafter be rented except to occupants who meet the age requirements set forth in Sec. 10-1.710a.

SEC. 10-1.715 USES PERMITTED.

- a. Primary uses.
Mobile home(s).
- b. Secondary Uses. The following uses are permitted as secondary or subordinate uses to the uses permitted in the MH District:
 - (1) Accessory buildings and uses.
 - (2) Garage sale. (4 per year per dwelling. See General Regulations Section 10-1.2735.d.)
 - (3) Home occupation. (See definitions)
 - (4) Household pets.
 - (5) Sales and display of mobile homes.

SEC. 10-1.720 CONDITIONALLY PERMITTED USES.

None.

SEC. 10-1.725 LOT REQUIREMENTS.

- a. Minimum Lot Size: 7 acres.
- b. Minimum Lot Frontage: 200 feet.
- c. Minimum Average Lot Width: 200 feet.
- d. Maximum Lot Coverage Permitted: 40 percent.

SEC. 10-1.730 YARD REQUIREMENTS.

- a. Minimum Front Yard: 20 feet.
- b. Minimum Side Yard: 10 feet.
- c. Minimum Side Street Yard: 20 feet.
- d. Minimum Rear Yard: 10 feet.

SEC. 10-1.735 HEIGHT LIMIT.

- a. Maximum Building Height: 40 feet.
- b. Maximum Accessory Building Height: 14 feet and one story.
- c. Maximum Height for Fences/hedges/walls:
 - (1) Front and Side Street Yard 4 feet.
 - (2) Side and Rear Yard 6 feet.
- d. Special Height Requirements and Exceptions: See General Regulations Section 10-1.2730.

SEC. 10-1.740 SITE PLAN REVIEW REQUIRED.

Site Plan Review approval is required before issuance of any building or construction permit or construction of a fence within this district only if the Planning Director determines that a project materially alters the appearance and character of the property or area or may be incompatible with City policies, standards and guidelines. This may include fences (i.e., such as anodized gray chain link fences,) in certain circumstances.

SEC. 10-1.745 MINIMUM DESIGN AND PERFORMANCE STANDARDS.

The signage, advertising, leases, and park rules and regulations for spaces in Senior-Only mobile home parks shall state that the park is a Senior-Only mobile home park. Each Senior-Only mobile home park shall have procedures for verifying that the mobile home park qualifies as a senior facility under applicable federal and/or state law, including documentation establishing that at least eighty (80) percent of the mobile homes or spaces in the mobile home park are occupied by at least one resident who is fifty-five (55) years of age or older. These procedures shall provide for regular updates, through surveys or other means, of the initial information supplied by the occupants of the mobile home park. Such updates must take place at least once every two years. A summary of this occupancy verification documentation shall be available for inspection upon reasonable notice and request by City officials.

*Amended by Ordinance 13-06, adopted May 21, 2013
Section 10-1.700 amended by Ord. 13-12, adopted November 19, 2013.*